

DRAFT

MINUTES OF THE OTTAWA PLAN COMMISSION MEETING April 26, 2021

Chairman Brent Barron called the meeting to order at 7:02 PM in the Ottawa City Council Chambers.

**ROLL CALL** - Present: Barron, Hughes, McConville, Sesto, Ruiz, Stone. Absent: Volker, Burns, Mangold. Others: City Planner Doug Carroll of Carroll Planning, LLC

**MINUTES OF PREVIOUS MEETING:** Approval of the minutes from the April 12, 2021 meeting. Moved by McConville, seconded by Ruiz.

Ayes: Barron, Hughes, McConville, Sesto, Ruiz, Stone.

Nays: None

Motion Carried.

**OLD BUSINESS**

**NEW BUSINESS. (Item 1 was moved to second on the agenda due to petitioner being absent)**

2. *Public hearing to consider a text amendment to Section 118-1 and Section 118-2 of the Municipal Code of the City of Ottawa, Illinois.*

Barron opened the public hearing. Planner Carroll stated the ordinance came about because of some issues with code enforcement in residential neighborhoods where shipping containers were being used in residential neighborhoods. City Staff came to realize the current ordinance doesn't address shipping containers. Carroll noted the ordinance is a living document and anticipates adjustments to the ordinance as situations arise.

Carroll said the ordinance currently doesn't address the use of containers as homes or commercial spaces. He said this could be adjusted in the future if needed.

Barron asked what prohibits a business from using them as a commercial space now. Carroll stated only building codes. Carroll said the current ordinance allows them as accessory uses in D and E and as temporary uses in C-2, C-3, C-4, C-5.

McConville asked about the length of the temporary permit and asked if there should be a fine if the user doesn't get the container off the property after the temporary permit expires.

Hughes agreed there should be a fine.

Discussion ensued about the merits of a fine. It was generally agreed a fine would be acceptable.

Stone said he would like a more restrictive ordinance because people will take advantage of them. He has seen them used as signs. Stone noted he doesn't think Walmart and similar users should have them.

Carroll noted they would require temporary permits and have to abide by yard requirements. McConville proposed a \$100/day fine for those users that go past their temporary permit timeline. The rest of the Plan Commission agreed.

Sesto noted the trigger for the ordinance was the use in residential areas and this ordinance addresses it. He said if we need to change it in the future because someone wants to build a house we can look at amending it as needed.

Barron asked about the County Complex on Etna Road and if they could use them. Carroll stated their property is zoned C-3 so they could use them as a temporary use.

Being no further discussion, **McConville made the motion to recommend approval of the text amendment to Section 118-1 and Section 118-2 of the Municipal Code of the City of Ottawa, Illinois with the addition of language for fines. Seconded by Stone.**

Ayes: Barron, Hughes, McConville, Sesto, Ruiz, Stone.

Nays: None

Motion Carried.

*1. Public hearing to consider a conditional use request from Nathani Elite Management Network, Inc for a drive through at lot 3 of RP Lumber Company, Planned Unit Development.*

Barron opened the public hearing and continued it until May 24, 2021.

## **DISCUSSION**

Carroll gave a brief update on the Rail Study and noted it has been finalized. It hasn't changed since the presentation seen by the Plan Commission. General discussion occurred about the study.

Being no further business, Barron adjourned the meeting at 8:10 PM.

Respectfully submitted,  
Douglas Carroll, AICP  
Carroll Planning, LLC